

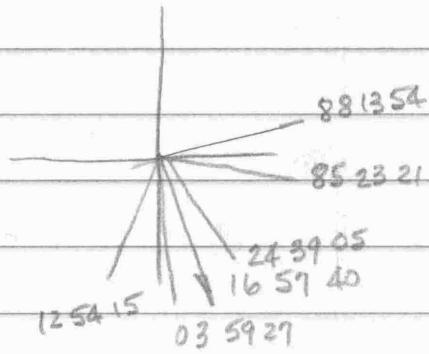
DESCRIPTION OF PART OF FOURTH AVENUE IN KENTMORE PARK,
SECOND DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe at the intersection of the south side of Turners Point Road (50' wide) and the east side of Fourth Avenue (50' wide), said point being the northwest corner of Lot 172 as is shown on a plat of Kentmore Park recorded in the Land Record Books of Kent County Liber RAS 3, folio 193; and running, thence, by and with the west side of Lot 172 S 10 39 E - 100.00' to an iron pipe; thence, crossing the end of said Fourth Avenue and with the lands of Dietrich Von Boetticher S 79 21 W - 50.00' to an iron pipe; thence, still by and with the lands of Von Boetticher along the west side of Fourth Avenue N 10 39 W - 100.00' to an iron pipe on the south side of Turners Point Road; thence, by and with the south side of Turners Point Road N 79 21 E - 50.00' to the place of beginning. Containing in all 5000 square feet of land, more or less.

January 22, 1999.

William R. Nuttle.

(A2)



A2-A3-X1

L74°48'26" - 236.90

-X2

L68°25'41" - 138.96

-X3

R29°51'55" - 44.41
39.90

-X4

4.51

R12°58'13" - 137.50

-X5

L07°41'25" - 140.76

R71°10'55"

-X5

R91°50'33" - 137.50

-X4

R108°44'15" - 39.90

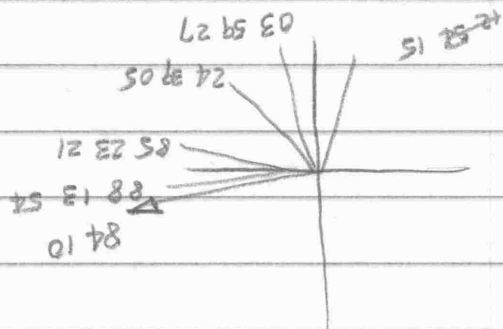
-X3

R10°26'39" - 138.96

-X2

R04°03'54" - 236.90

-X1



79 21
04 49
84 10

N 435.63

S 42° 14' W - 49.98

5398.62

4966.41

N 04° 49' W - 400.03

A1-A2 - S 84° 10' W - 435.63

4955.78

4566.63

A1-X1 - S 79° 21' W - 200.03

4963.03

4803.42

X1-X2 - " 100

4944.55

4705.14

X2-X3 - " 150

4916.83

4557.72

X3-X4 S 10° 39' E - 100

4818.55

4576.20

X4-X5 N 79° 21' E - 50

4827.79

4625.34

A2-X1 N 88° 13' 54" E - 236.90

A2-X2 S 85° 23' 21" E - 138.96

A2-X3 S 12° 54' 15" W - 39.90

A2-X4 S 03° 59' 27" E - 137.50

A2-X5 S 24° 39' 05" E - 140.76

X5-X6 N 79° 21' E - 100

4846.27

4723.62

R 78° 52' 20"

A2-A3 S 16° 57' 40" E - 141.35

4820.52

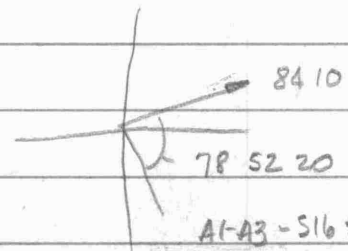
4607.86

D A3-X6 N 77° 27' 32" E - 118.59

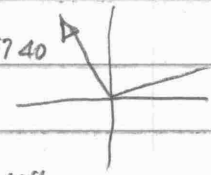
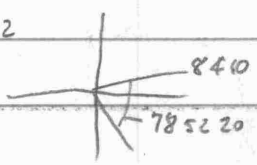
16 57 40

77 27 32

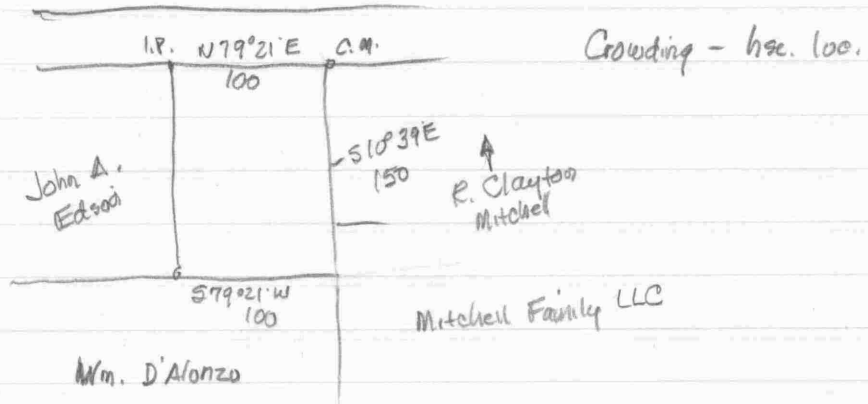
R 94° 25' 12"



A1-A3 - S 16° 57' 40" E



Silenok- MLM 235/411



Edson. MLM 121/404 - Lots 161 & 162 with additions

MAP 6



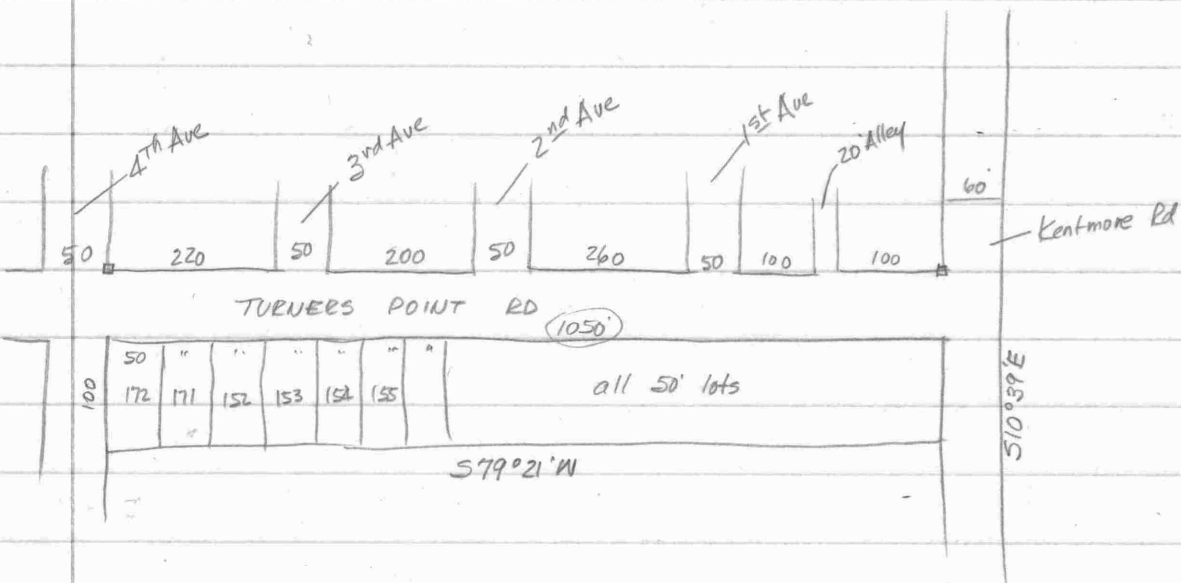
102 Marguerite Daniels RAS 26/601 - Lots 152, 153, 171, 172

103 " " RAS 21/479 - Lots 154 & 155

104 Walter S. Pletcher EHP 80/707 - Lots 156 & 157

105 Geo. F. Weber EHP 80/386

RAS 3/193- Plat of Kentmore Park 1929



FILED
CLERK OF CIRCUIT COURT
KENT COUNTY

*98 JUN 3 AM 11 50

RECEIVED FOR TRANSFER
STATE DEPARTMENT OF
ASSESSMENTS & TAXATION
FOR KENT COUNTY
BY *[Signature]* DATE *June 6-3-98*TAXES FOR 1997-98 AND ALL PRIOR
YEARS HAVE BEEN PAID.
[Signature]
TREASURER OF KENT COUNTYLAW OFFICES
RASIN, WRIGHT
& WOOTTONCOURT STREET
P.O. BOX 888
CHESTERTOWN, MARYLAND 21613
(410) 776-8818

THIS DEED, Made this 3rd day of June, 1998, by and between
TODD H. PLETCHER, of Greensboro, North Carolina, Grantor and JAMES
R. PHELAN and DEBORAH A. PHELAN, husband and wife, of Norristown,
Pennsylvania, Grantees.

WITNESSETH, that in consideration of the sum of Forty-Five
Thousand Dollars (\$45,000.00) and other good and valuable
considerations, the receipt whereof is hereby acknowledged, the
said Todd H. Pletcher does hereby grant and convey unto the said
James R. Phelan and Deborah A. Phelan, husband and wife, as
tenants by the entirety, their assigns, and to the survivor of
them, his or her personal representative, heirs and assigns, in
fee simple

ALL that piece or parcel of ground situate, lying and being
in the Second Election District of Kent County, Maryland and more
particularly described as follows:

BEGINNING for the same at an iron rod set along the
southernmost side of Turners Point Road (a fifty foot wide right-
of-way) at the intersection of the division line between Lot No.
171 and Lot No. 152, as shown on Plat No. 1, Kentmore Park (see
R.A.S. 3/193). Said beginning point being further located at the
northeasternmost corner of the herein described lands, as shown on
a plat entitled "Adjustment of Boundary Lines Survey of part of
the lands of John W. Bartholomeo, et ux", made by McCrone, Inc.,
Registered Surveyors in September, 1990 and recorded among the
Plat Records of Kent County, Maryland in Plat Book E.H.P. No. 3,
folio 148.

THENCE leaving said beginning point so fixed and binding on
the aforesaid division line and the prolongation of the aforesaid
division line over the lands formerly of John W. Bartholomeo, et
ux (see E.H.P. No. 194/225);

1) South 10 degrees 39 minutes 00 seconds East 150.00 feet
to a point located along the northernmost outline of the
lands of Dietrich Von Boetticher (see E.H.P. 144/27) passing
in transit an iron rod set 50.00 feet from the end thereof;

THENCE binding on the northernmost outline of the aforesaid
Von Boetticher lands;

2) South 79 degrees 21 minutes 00 seconds West 100.00 feet
to a point located at the southwesternmost corner of the
herein described lands;

THENCE binding on the extension of the division line of
Fourth Avenue and Lot No. 172 of Plat 1, Kentmore Park and the
southwesternmost outline of the lands formerly of John W.
Bartholomeo, et ux, and also binding on the division line between
the aforesaid Fourth Avenue and Lot No. 172;

3) North 10 degrees 39 minutes 00 seconds West 150.00 feet
to an iron rod set along the southernmost side of the
aforementioned Turners Point Road passing in transit an iron
rod set 100.00 feet from the end thereof;

Sog

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer
AOC-CC-300 (6/95)

THENCE leaving Fourth Avenue and binding on the southernmost side of Turners Point Road;

4) North 79 degrees 21 minutes 00 seconds East 100.00 feet to the place of beginning.

Containing in all 15,000 square feet of land, more or less, as surveyed by McCrone, Inc., Registered Professional Engineers and Land Surveyors in September of 1990.

BEING the same property conveyed by Walter S. Pletcher, III, Scott H. Pletcher and Todd H. Pletcher to Todd H. Pletcher by Gift Deed dated October 11, 1990 and recorded among the Land Records for Kent County, Maryland in Liber E.H.P. No. 297, folio 572.

SUBJECT TO those restrictions set forth in the Deed from Miller-Nelson, Incorporated to Marguriet Daniels dated June 26, 1941 and recorded among the Land Records of Kent County, Maryland in Liber R.A.S. No. 26, folio 601.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging, or anywise appertaining.

TO HAVE AND TO HOLD the said lot of ground and premises, above described and mentioned, and hereby intended to be conveyed; together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said James R. Phelan and Deborah A. Phelan, husband and wife, as tenants by the entirety, their assigns, and to the survivor of them, his or her heirs, personal representatives and assigns, in fee simple.

AND the said Grantor hereby covenants that he has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he will warrant specially the property granted and that he will execute such further assurances of the same as may be requisite.

WITNESS the hand and seal of said Grantor.


Witness

 [SEAL]
Todd H. Pletcher

LAW OFFICES
RASIN, WRIGHT
& WOOTTON
COURT STREET
P.O. BOX 222
ESTERTOWN, MARYLAND 21080
(410) 778-2519

Source

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Goldenrod - Preparer

Contract of Sale

Approved by the Maryland Association of Real Estate Boards

(This is a legally binding contract; if not understood, seek competent advice.)

This Agreement of Sale, made this _____ day of _____, 1978, by and between Marguriet Daniels, Seller, whose address is Box 474, Kimberton, Pennsylvania 19442 and Walter S. Pletcher and Marily-Anne M. Pletcher, his wife, Purchaser, whose address is 2650 Lisayne Drive, Hatboro, Pennsylvania 19040

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, the following described property, situate in The Second Election District of Kent County, State of Maryland _____ viz:

Being the same lands conveyed from Miller-Nelson, Incorporated to Marguriet Daniels on the 26th day of June, 1941 and recorded in the land recored in the land records of Kent County, Maryland R.A.S. Liber 26 Page 601, and being the same lands conveyed from Miller-Nelson, Incorporated to Marguriet Daniels on the 27th day of March, 1939 and recorded in the land records of Kent County, Maryland R.A.S. Liber 21 Page 479.

with improvements thereon known as no improvements

(This is a legally binding contract; if not understood, seek competent advice.)

This Agreement of Sale, made this _____ day of April, 1978, by and between William K. Harman, Marjorie P. Harman, Laura K. Harman, Seller, Harman and A. Allen Harman (Deceased), whose address is 921 Willow Run Drive, Raleigh, North Carolina 27609 and Walter S. Pletcher and Marily-Anne M. Pletcher, Purchaser, whose address is 2650 Lisayne Drive, Hatboro, Pennsylvania 19040

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, the following described property, situate in the Second Election District of Kent County, State of Maryland _____ viz:

Being all that property conveyed from Margaret H. Saunders and Nelson T. Saunders to William K. Harman, Marjorie P. Harman, A. Allen Harman and Laura K. Harman on the 5th day of October 1972 and recorded in the Land Records of Kent County, Maryland in Liber EHP 48, Folio 222

Contract of Sale
Approved by the Maryland Association of Real Estate Boards

(This is a legally binding contract; if not understood, seek competent advice.)

This Agreement of Sale, made this _____ day of April, 1978, by and between William K. Harman, Marjorie P. Harman, Laura K., Seller, Harman and A. Allen Harman (Deceased) whose address is 921 Willow Run Drive, Raleigh, North Carolina 27609 and Walter S. Pletcher and Marily-Anne M. Pletcher, Purchaser, whose address is 2650 Lisayne Drive, Hatboro, Pennsylvania 19040

Witnesseth, that the Seller does hereby bargain and sell unto the said Purchaser, and the latter does hereby purchase from the former, the following described property, situate in the Second Election District of Kent County, State of Maryland viz:
Being all that property conveyed from Margaret H. Saunders and Nelson T. Saunders to William K. Harman, Marjorie P. Harman, A. Allen Harman and Laura K. Harman on the 5th day of October 1972 and recorded in the Land Records of Kent County, Maryland in Liber EHP 48, Folio 080.

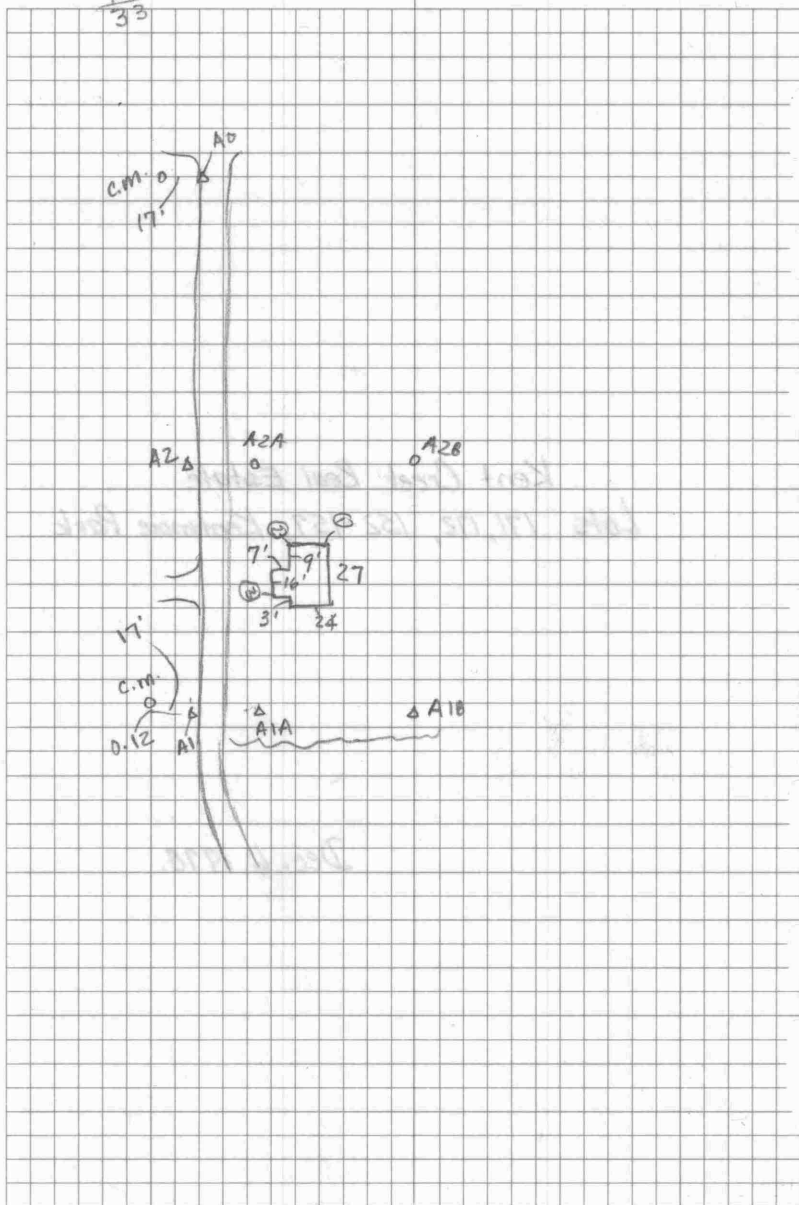
Further described as Lots 156 & 157, located on the south side of Turners Point Road, Kentmore Park, Kenedyville, Maryland 21645.

Kent Creek Real Estate
Lots 171, 172, 152-157, Kentmore Park

Dec. 6, 1978.

50
17
33

293



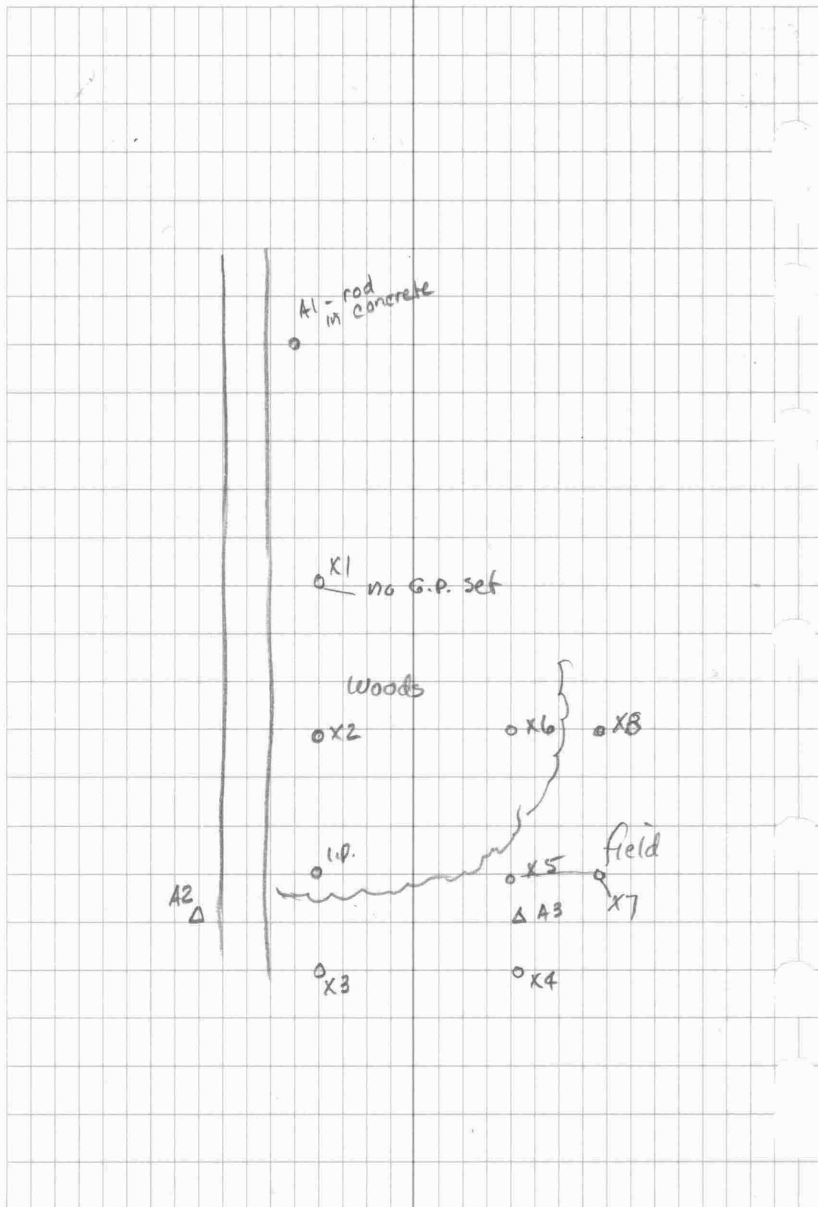
A1	A0	A2	0°	400.12
		A1A	R90°	33
		A1B	"	133
A2	A1	A2A	L90°	33
		A2B	"	133
		Cor ①	L58°03'	114.50
		" ②	L50°17'	94.80
		" ③	L37°03'	107.80

A1A & A1B moved 0.12 twds A2A & A2B

I.P.'s & stakes set at 4 corners.

James Phelan
Lots 171-172, Kentmore Park

Jan. 19, 1909



NATIONAL PRINTING

NO. 446

[illegible]

R04°03'54" - 236.9

R02°40'20" - 231.20

L134°21'19" 8.05

R10°26'39" - 138.96

R08°06'30" - 135.99

L115°43'0" - 6.56

R91°50'33" - 137.50

R78°52'20" - 141.35

L76°35'22" - ^{35.05}31.73

3.32

R71°16'55" - 140.76

R78°52'20" - 141.35

R84°22'21" 18°93

R94°25'12" - 118.59

R88°43'10" - 119.59

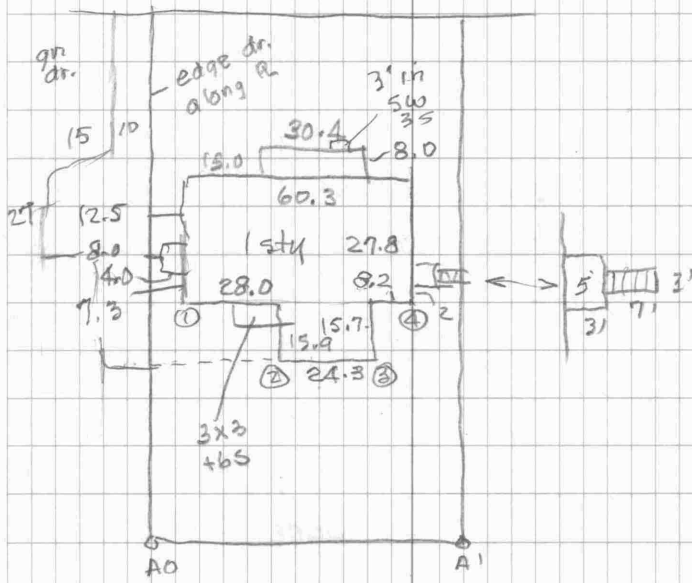
L82°19'46" - 11.89

James Phelan
House location

June 14, 1999

$$\begin{array}{r} 45.7 \\ 15.3 \\ \hline 30.4 \end{array}$$

TURNERS DT. RD.



NATIONAL PRINTFAST

NO. 446

[illegible]

180 - 200

L 178° 29' 40" - 106.92

R 20° 41' 46" - 7.43

180° - 200

R 178° 09' - 198.55

L 101° 46' 25" - 6.60

R 90 - 150

R 88° 26' 30" - 160.59

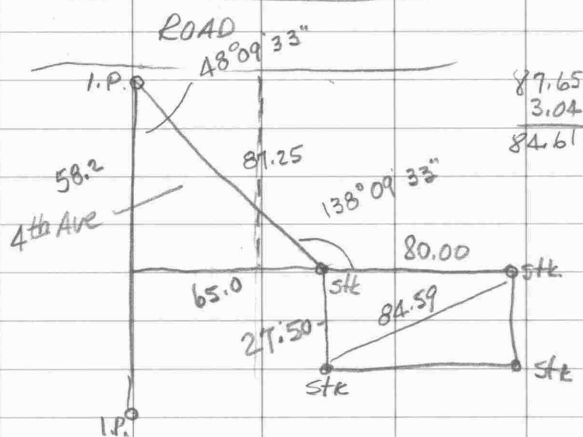
L 20° 57' 58" - 11.40

R 90° - 150

R 92° 22' 20" - 153.50

R 59° 41' 48" - 7.19

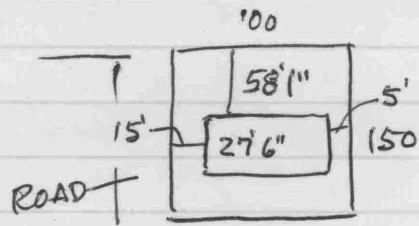
90.84
 87.25
 3.59

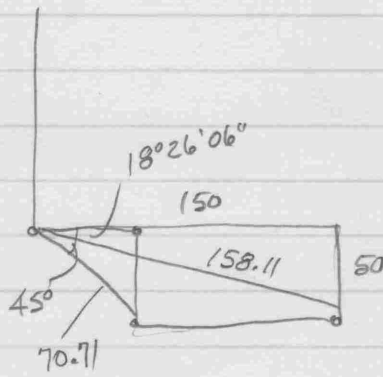


Staking house for Carter Brice
 March 23, 1999.

Mar. 19

Phelan - Carter Brice





R $108^{\circ}26'06''$ - 158.11

R $135^{\circ}00'$ - 70.71

R $108^{\circ}26'06''$ 158.11

R $108^{\circ}17'50''$ - 152.60

L $176^{\circ}03'08''$ 5.52

~~Check Lincoln County deed~~

May 3

Bill Parker

Lot 154.155 5000

Turners Pt. Rd.

MLM 0147/124

242 Hill Rd.

Honey Brook VA 19344

Dec. 28

James Phelan
1813 Whitehall Rd.
Norristown PA 19403

610-584 9220

215 652 7993

Lots in Kentmore Park on
Turners Cr. Rd.

172-171

132-133 (152-153?) adjacent lot
(Dulaney?)
also adjacent road.

Carter Brice handling bldg.

WILLIAM R. NUTTLE

REGISTERED SURVEYOR

P.O. BOX 371

CHESTERTOWN, MARYLAND 21620

TELEPHONE 410-778-3490

February 1, 1999.

Mr. James Phelan
1813 Whitehall Rd.
Norristown, PA 19403

Dear Mr. Phelan:

I apologize for not being aware of the additional 50' added to the lots along Turners Point Road. I had assumed that the lots were the same as shown on the original plat, and my assumption was wrong.

I have changed the plats. The description of the part of Fourth Avenue remains the same. The additional corners will be set this week. I also sent a copy of the plat to Carter Brice.

Thank you for your patience.

Sincerely yours,

30 OCT 3 09 10 08

Letter of
James B. Stewart to
Wendell Phillips
Sept. 20, 1841

Survey map showing a large rectangular tract of land, divided into several smaller rectangular sections. The map includes various measurements, bearings, and area calculations.

Key Features:

- North Arrow:** Located in the upper left corner, pointing towards the top left.
- Scale Bar:** Located in the bottom right corner, indicating a distance of 100 feet.
- Title Block:** Located in the bottom right corner, identifying the surveyor as John W. Bartholomew, Esq., dated April 22, 1885, and the location as "CONCRETE MANUFACTURING PLANT".
- Sections:** The tract is divided into several rectangular sections, numbered 1 through 14. The sections are labeled with their respective areas in square feet (e.g., "AREA = 3,000 sq. ft.") and dimensions (e.g., "100.00' x 30.00'").
- Turner Road:** A road labeled "TURNER" runs along the top edge of the tract.
- Concrete Manufacturing Plant:** A large rectangular area at the bottom right is labeled "CONCRETE MANUFACTURING PLANT".

Section Details:

- Section 1:** Located in the top left, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 2:** Located below Section 1, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 3:** Located to the right of Section 1, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 4:** Located to the right of Section 2, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 5:** Located to the right of Section 3, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 6:** Located to the right of Section 4, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 7:** Located to the right of Section 5, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 8:** Located to the right of Section 6, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 9:** Located to the right of Section 7, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 10:** Located to the right of Section 8, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 11:** Located to the right of Section 9, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 12:** Located to the right of Section 10, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 13:** Located to the right of Section 11, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.
- Section 14:** Located to the right of Section 12, measuring 100.00' x 30.00', with an area of 3,000 sq. ft.

John W BARTHOLOMEW, ETUX
E-47-74 225
GEMMA M. COLEMAN : 3008

LANDS OF
DIETRICH VON BOETTCHER
E. A. P. 44/27

- APPROVED BY:

Rock County Health Officer
This signature does not include
approval under C.G.H.A.R. 26.04
.02 or 26.04.03 for the disposal
of seepage.

DATE 5-20	SCALE 1" = 30'
JOB NO. 100-411430	DRAWN BY D. J. [unclear]
FOLDER REF 3-6-6	APPROVED
DATE	REVISION

McGraw-Hill

INDEXING - CLASSING - SUMMARY

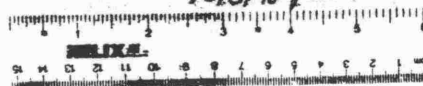
RESEARCH DESIGN

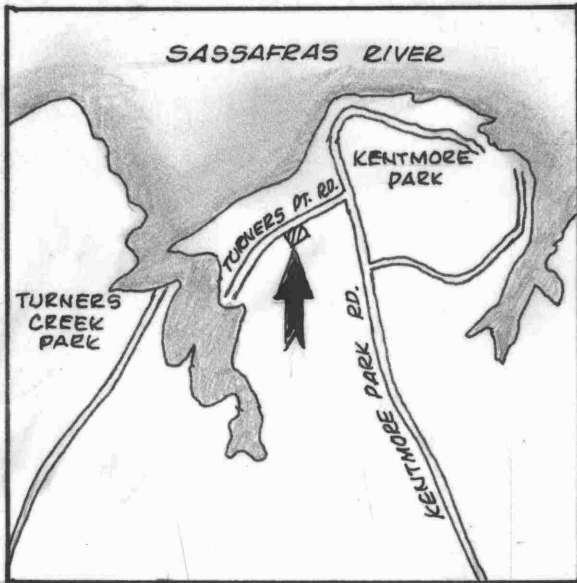
For: Walter S. Rorermeyer & Marilyn Ann M. Fletcher



FILE NO.

Total # filed in EHP # 3 folio # 48





APPROVED BY:

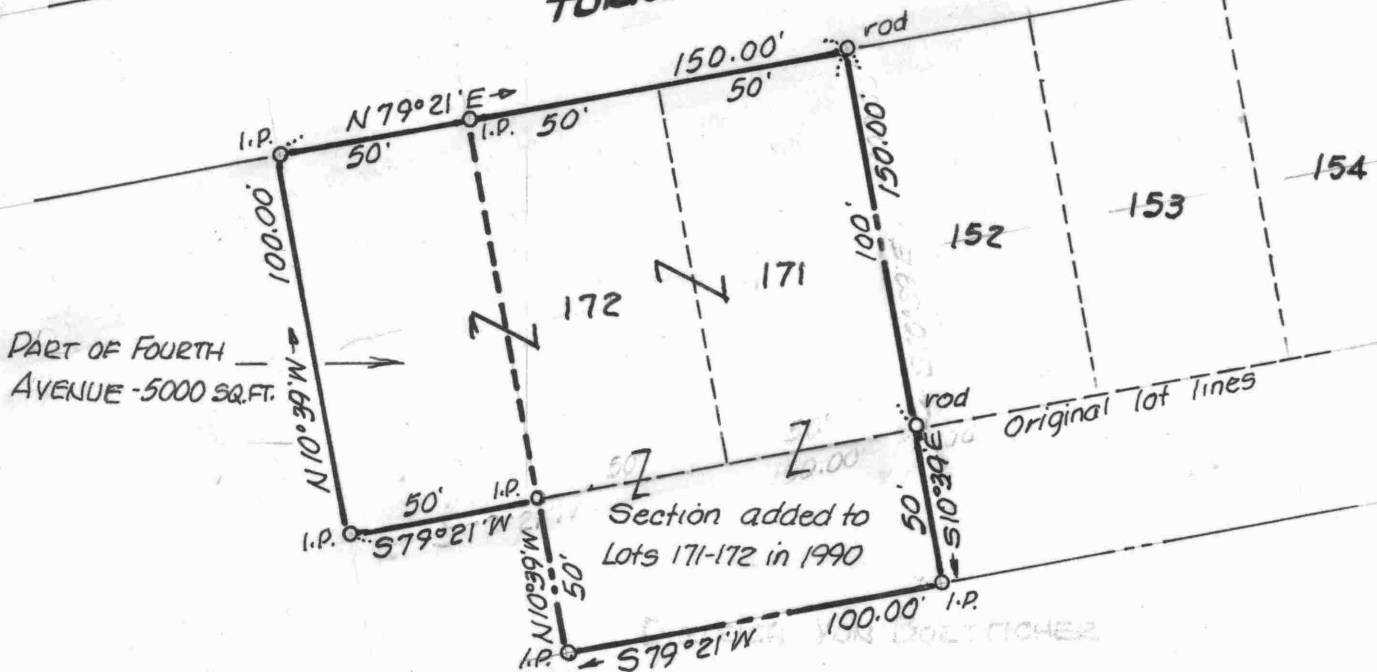
Kent County Director of Planning

Kent County Health Officer

KENTMORE PARK

FOURTH AVENUE

TURNERS POINT ROAD



Note: The purpose of this plat is to combine Lots 171 & 172 and that part of Fourth Avenue southeast of Turners Point Road into a single lot. Information on Kentmore Park found on a plat filed in RAS3/193. See Plat EHP3/148 for lot addition.

DIETRICH VON BOETTICHER

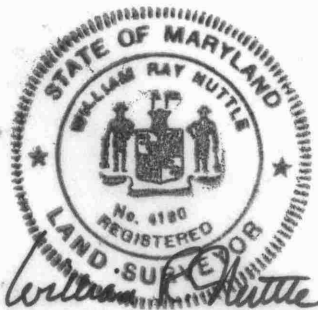
PROPERTY LINE ADJUSTMENT

KENTMORE PARK

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=50'

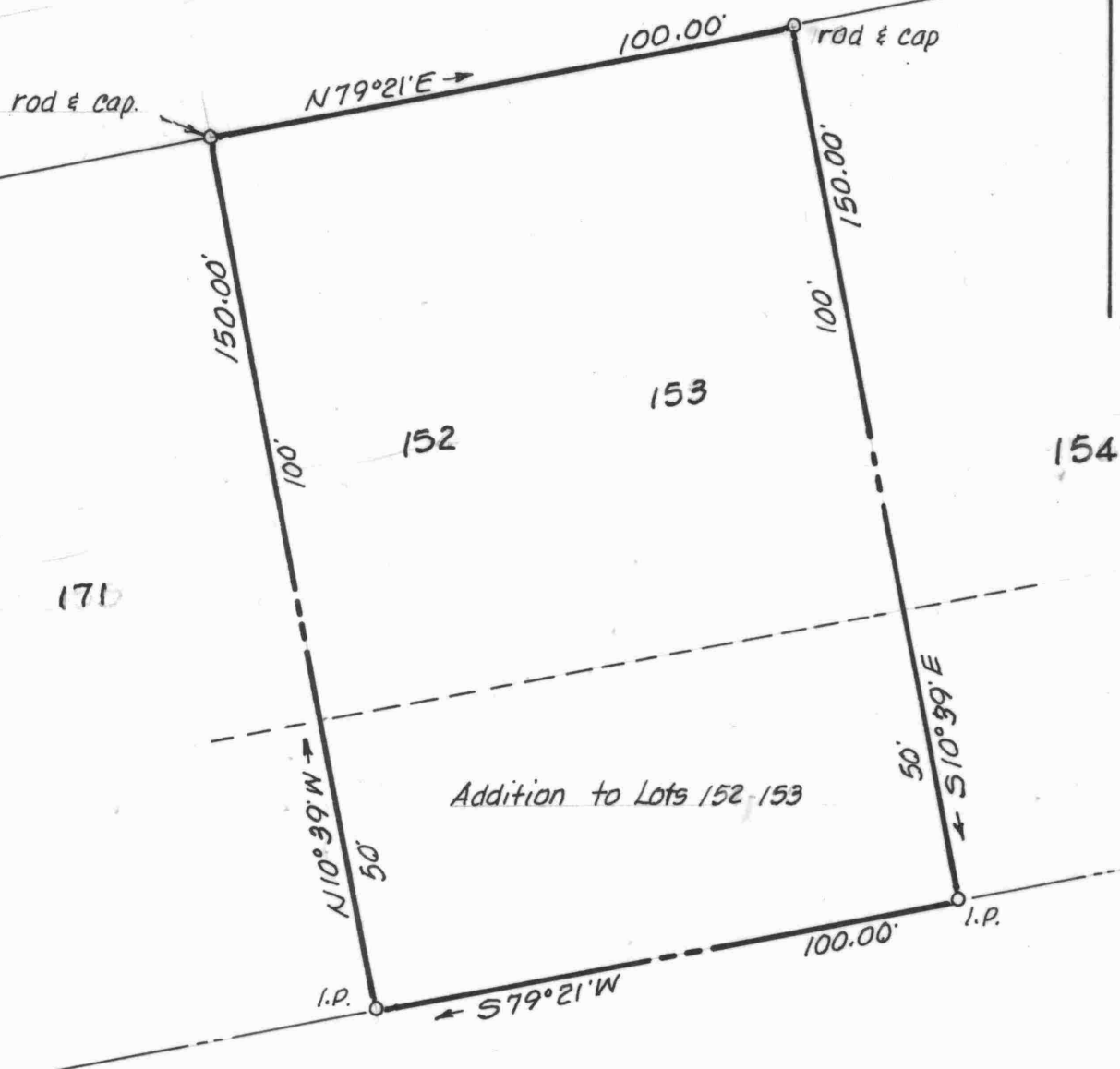
Jan. 1999.



William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

TURNERS POINT ROAD



DIETRICH VON BOETTICHER

LOTS 152 - 153

KENTMORE PARK

2ND DISTRICT, KENT COUNTY, MD.

Scale 1"=30'

May 1999.



William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

for Pat Delaney



A

B

C

